

CODE ENFORCEMENT STAFF REPORT

HEARING DATE: December 5, 2002

AGENDA ITEM NO: 4

Project Description

APPELLANT: Reid, Denton, Decuir, Kent, Carlson, Forest, Ziler

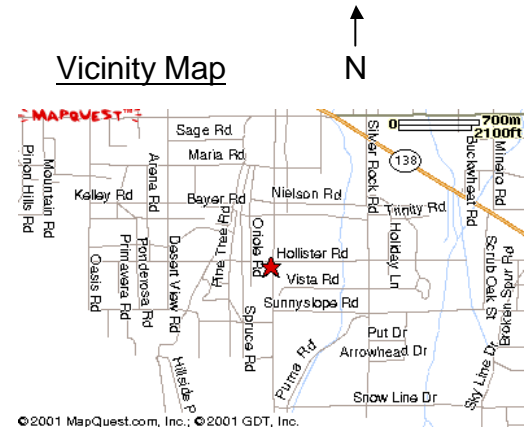
PROPOSAL: Appeal of staff's approval of a Special Use Permit for a Educational Animals

COMMUNITY: Pinion Hills

LOCATION: 8972 Wintergreen Rd.; South of Hwy 138, East of Green Rd.

STAFF: Randy Rogers

Vicinity Map



Hearing Notices Sent On: 11/19/2002, 11 Notices mailed
P.C. Field Inspection Date: N/A By: N/A

Report Prepared By: Randy Rogers,
C.E. Supervisor

SITE DESCRIPTION

Parcel Size: **2.5 Gross**

Terrain: **Hilly**

Vegetation: **Natural Desert**

Existing Land Use: **Single Family Residence**

General Plan Land Use District: **PH/ RL**

Overlay District: **FR2**

SURROUNDING LAND DESCRIPTION

AREA	EXISTING LAND USE	LAND USE/OVERLAY DISTRICT	IL
North	Single Family Residence	PH/RL	3
East	Single Family Residence	PH/RL	3
South	Single Family Residence	PH/RL	3
West	Single Family Residence	PH/RL	3

AGENCY

COMMENT

City of Sphere of Influence/MAC

Pinion Hills MAC

NA

Water Service:

Public, Zone L

~~Septic/Sewer Service:~~

~~Private, Septic System~~

STAFF RECOMMENDATION:) Deny the appeals and uphold staff's approval of the SUP application

Action taken by the Planning Commission on this item may be appealed to the Board.

No